



InSite Real Estate, LLC  
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8854  
t: 630-617-9100 | f: 630-617-9120 | www.insiterealestate.com

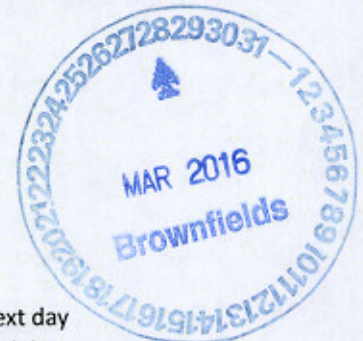
20 023-16-018  
(RN)

## Letter of transmittal

Date: 3/25/2016

Project: Brownfields Property Application  
InSite Hickory - Highway 70 SE

To: NC Brownfields Program  
Attn: Shirley Liggins  
N.C. Department of Environmental Quality  
Division of Waste Management  
Mail Service Center 1646  
Raleigh, NC 27699-1646



We are sending you the following item(s):

<input type="checkbox"/> Plans	<input type="checkbox"/> Purchase Order
<input type="checkbox"/> Specifications	<input type="checkbox"/> Change Order
<input type="checkbox"/> Contract	<input type="checkbox"/> Submittals/Samples
<input type="checkbox"/> Waiver	<input type="checkbox"/> Check
<input type="checkbox"/> Sworn Statement	<input checked="" type="checkbox"/> Other: Application
<input type="checkbox"/> Invoice	

Sent via: ☒ Next day  
☐ 2nd day  
☐ Regular  
☐ Express  
☐ Sat delivery  
☐ Hand delivery  
☐ Ground

Date	Copies	Number	Description
	1		Brownfields Property Application
	1		Application Fee (Check No. 1067 for \$320.00)
	1		USGS Site Location Map
	1		Site Map
	1		Property Survey Plat

The above is being transmitted as check below:

<input checked="" type="checkbox"/> For review	<input type="checkbox"/> No exceptions taken	<input type="checkbox"/> Other:
<input type="checkbox"/> For your use	<input type="checkbox"/> Note markings	
<input type="checkbox"/> As requested	<input type="checkbox"/> Rejected	
<input type="checkbox"/> Contractor to confirm	<input type="checkbox"/> Comments attached	

### Remarks:

Shirley, Please find the enclosed Brownfields Property Application for your review. We will be following up with additional data and reports on a CD and via email, which will be tagged with the same Project Name as listed above (InSite Hickory - Hwy 70 SE). As noted on the application, we are requesting to enroll in the expedited Redevelopment Now program. If you have any questions or require any additional information, please let me know. Thank you!

Copy to: John Stewart, ECS Carolinas

Signed: Dan Uebelhor  
Project Manager

**Brownfields Property Application**  
North Carolina Brownfields Program  
[www.ncbrownfields.org](http://www.ncbrownfields.org)

**I. PROSPECTIVE DEVELOPER (PD) INFORMATION {USE TAB KEY TO GET TO NEXT DATA ENTRY LINE – DO NOT USE THE RETURN KEY}**

**A. PD information:**

Entity name	HICKORY, NC (2115 US HWY 70 SE) LLC
Principal Officer	Robin Rash
Representative	Dan Uebelhor
Mailing Address	1400 16 <sup>th</sup> Street, Suite 300 Oak Brook, IL 60523
E-mail address	duebelhor@gmail.com
Phone No.	630-617-9151
Fax No.	630-617-9120
Web site	<a href="http://www.insiterealestate.com">www.insiterealestate.com</a>



**B. PD contact person information (i.e., individual who will serve as the NCBP's point of contact if different than above):**

Name  
Company  
Mailing Address

E-Mail Address  
Phone No.  
Fax No.

**C. Information regarding all parent companies, subsidiaries or other affiliates of PD (attach separate sheet(s) if necessary):**

**(Use for LLCs)**

Member-managed or manager-managed?    **Answer:** Manager-managed



If manager-managed, provide name of manager and percent of ownership:

Name	Robin Rash
Ownership (%)	0%
Mailing Address	1400 16 <sup>th</sup> Street, Suite 300 Oak Brook, IL 60523
E-Mail Address	rrash@insiterealestate.com
Phone No.	630-617-9117
Fax No.	630-617-9120

For all LLCs, list all members of the LLC and provide their percent of ownership:

Name	ICM Partners, LLC
Ownership (%)	55%
Mailing Address	1400 16 <sup>th</sup> Street, Suite 300 Oak Brook, IL 60523
E-Mail Address	N/A
Phone No.	630-617-9100
Fax No.	630-617-9120

Name	InSite Holdings, LLC
Ownership (%)	25%
Mailing Address	1400 16th Street, Suite 300 Oak Brook, IL 60523
E-Mail Address	N/A
Phone No.	630-617-9100
Fax No.	630-617-9120

Name	Columbia Holdings, LLC
Ownership (%)	20%
Mailing Address	1400 16th Street, Suite 300 Oak Brook, IL 60523
E-Mail Address	N/A
Phone No.	630-617-9100
Fax No.	630-617-9120

Managers of manager-managed LLCs are required to execute all brownfield documents for the LLC; as to member-managed LLCs, state name of member who will sign these documents.

List all parent companies, subsidiaries and other affiliates:

See list of Owners

**(Use for Partnerships)**

Check one: ☐ General Partnership ☐ Limited Partnership

List all partners and percent of ownership:

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Is this person a general or limited partner?

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Is this person a general or limited partner?

List all parent companies, subsidiaries and other affiliates:

**(Use for corporations other than LLCs)**

*(If information is the same as shown in 1.A., please indicate "same as 1.A." below.)*

Name

Mailing Address

E-Mail Address

Phone No.

Fax No.

List all parent companies, subsidiaries and other affiliates:

**(Use for individuals)**

*(If individual is the same as shown in 1.A., -please indicate "same as 1.A." above.)*

Name

Mailing Address

E-Mail Address

Phone No.

Fax No.

- D. Does PD have or can it obtain the financial means to fully implement a brownfields agreement and assure the safe reuse of the property? *(Attach supporting documentation such as letters of credit, financial statements, etc.)*

Answer      Yes

Explanation    HICKORY, NC (2115 US HWY 70 SE) LLC ("InSite" or "PD") is part of the InSite Real Estate real property development group. Since it was founded in 1988, InSite Real Estate has completed over 400 projects in 35 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$250 million in value. InSite self-funds all project capital and has appropriate capital to implement a brownfields agreement and assure safe reuse of the property.

- E. Does PD have or can it obtain the managerial means to fully implement a brownfields agreement and assure the safe use of the property?



Answer Yes

Explanation As part of the InSite Real Estate group, PD operates under a deep and experienced management team with extensive experience in developing and managing real estate projects. InSite Real Estate owns over 11 million square feet of industrial, retail, and office space serving as home to over 250 commercial tenants. PD has or will contract with a North Carolina-licensed engineering consulting firm to assist with the technical aspects of the brownfields project including implementation of the brownfields agreement and any associated environmental management plan.

- F. Does PD have or can it obtain the technical means to fully implement a brownfields agreement and assure the safe use of the property?

Answer Yes

Explanation PD has employees on staff with substantial technical experience and professional skills, including professional engineers and attorneys. PD has or will contract with a North Carolina-licensed engineering consulting firm to assist with the technical aspects of the brownfields project including implementation of the brownfields agreement and any associated environmental management plan. The consulting firm to be retained will have substantial experience with the North Carolina Brownfields Program and implementation of brownfields agreements.

- G. Does PD commit that it will comply (and has complied, if PD has had a prior project in the NCBP) with all applicable procedural requirements of the NCBP, including prompt payment of all statutorily required fees?

Answer Yes, PD commits to all applicable procedural requirements

*(List all NCBP project name(s) and NCBP project ID numbers where PD or any parent company, subsidiary and other affiliate of PD has been a party to.)*

This will be the first brownfields project for PD in North Carolina.

- H. Does PD currently own the property?

Answer No, PD will close on the purchase of the property following issuance of a Letter of Eligibility for the Brownfields Program.

If yes, when did PD purchase the property and from whom? *(Provide name, address, telephone number and email address of the contact person for the current*

property owner.)

if no, provide the name, address, telephone number and e-mail address of the contact person for the current property owner

DRR Properties LLC  
5279 Wolfe Road  
Hickory, NC 28601  
Attn: Robbin K Osborne  
828-312-3158  
robbinosborne@gmail.com

- I. If PD does not currently own the property, does PD have the property under contract to purchase?

Answer      Yes

If yes, provide date of contract.      June 4, 2015

If no, when does the PD intend to purchase the property (e.g., after the project is determined to be eligible for participation in the NCBP, after PD receives a draft BFA, after the conclusion of the brownfields process)?

- J. Describe all activities that have taken place on the property since PD or PD's parents, subsidiaries and/or other affiliates, and/or lessees or sublessees of PD, took ownership of or operated at the property (e.g., industrial, manufacturing or commercial activities, etc.). *(Include a list of all regulated substances as defined at NCGS § 130A-310.31(b)(11) that have been used, stored on, or otherwise present at the property while those activities were conducted, and explain how they were used.)*

PD does not own and has never operated or occupied the subject property. It is PD's understanding that no industrial, manufacturing, or commercial activities have occurred since the effective date of the purchase contract between PD and the current property owner. The existing retail facility is unoccupied and two existing residences have been vacated. A topographic survey and Phase I Environmental Site Assessment were performed on the property. Additional groundwater and soil sampling and analysis were performed.

## II. SITE INFORMATION

- A. Information regarding the proposed brownfields property:



Proposed project name      InSite Hickory - Highway 70 SE

acreage                      1.51 acres                      County      Catawba

street address(es)      2115 US Highway 70 SE

city                          Hickory                          zip              28602

tax ID(s) or PIN(s)      371107792430

past use(s)                  Commercial and Residential Buildings

current use(s)              Commercial and Residential Buildings

cause(s)/source(s) of contamination:

known                      Petroleum USTs on-site (UST Section Incident Number 17262 closed pursuant to Notice of No Further Action issued October 28, 2003)

suspected                  Prior automotive garage on adjoining property to the east

- B. Regulatory Agency Involvement: List the site names and all identifying numbers (ID No.) previously or currently assigned by any federal, state or local environmental regulatory agencies for the property. The ID No's may include [CERCLIS numbers](#), RCRA generator numbers for past and present operations, [UST database](#), [Division of Water Quality's incident management database](#), and/or [Inactive Hazardous Sites Branch inventory numbers](#). *(In many instances, the PD will need to actively seek out this information by reading environmental site assessment reports, reviewing government files, contacting government officials, and through the use of government databases, many of which may be available over the internet.)*

Agency Name/ID No: NCDWM UST Section/Incident Number 17262

Agency Name/ID No: NCDWM IHSB/Facility ID# 86776, NONCD0002234

Agency Name/ID No:

Agency Name/ID No:

Agency Name/ID No:

Agency Name/ID No:

- C. In what way(s) is the property is abandoned, idled, or underused?

The property currently has three structures present. A former retail building sits vacant and unoccupied. Two residences have been recently vacated and abandoned. The property is located on Highway 70 SE in Hickory, North Carolina in an active retail and commercial corridor. The property is severely underused compared to similar properties on this portion of Highway 70.



- D. In what way(s) is the actual or possible contamination at the property a hindrance to development or redevelopment of the property (attach any supporting documentation such as letters from lending institutions)?

PD is unable to finance the purchase and development of the property or enter into appropriate commercial leases with prospective tenants unless and until the known contamination issue at the property is resolved.

- E. In what way(s) is the redevelopment of the property difficult or impossible without a brownfields agreement (attach any supporting documentation such as letters from lending institutions)?

PD is unable to finance the purchase and development of the property or enter into appropriate commercial leases with prospective tenants unless and until the known contamination issue at the property is resolved. A brownfields agreement will allow PD, lenders, tenants, and successors in title to mitigate environmental liability risk associated with the property.

- F. What are the planned use(s) of the redeveloped brownfields property to which the PD will commit? Be as specific as possible.

The planned redevelopment project is for the construction of a 6,900 square foot building for multi-tenant retail and restaurant uses.

- G. Current tax value of brownfields property: \$925,000.00

- H. Estimated capital investment in redevelopment project: \$2,726,324.00 (total project cost)

- I. List and describe the public benefits that will result from the property's redevelopment. Be as specific as possible. (Examples of public benefits for brownfields projects include job creation, tax base increases, revitalization of blighted areas, preserved green space, preserved historic places, improving disadvantaged neighborhood quality-of-life related retail shopping opportunities, affordable housing, environmental cleanup activities or set asides that have community or environmental benefits. In gauging public benefit, NCBP places great value upon letters of support from community groups and local government that describe anticipated improvements in quality of life for neighboring communities that the project will bring about. The inclusion of such support letters with this application is recommended and encouraged.)

The proposed redevelopment project will return the property to productive and active use. The redevelopment would provide retail and dining options for the surrounding community and neighborhoods and may spur additional community redevelopment, through improved neighborhood appearance. The project will also result in an increased tax base and property tax revenue long term for Catawba County. The project is expected to generate a significant number of retail and restaurant jobs, as well as up to 50+ construction jobs during the 6 month construction duration itself. The project will advance smart growth through use of land in an already developed area, which avoids further greenfield development. The project will also incorporate improvements for stormwater management and water quality. Additionally, the project will incorporate green landscaping [and low impact development] concepts.



**Special Note:** Please describe all environment-friendly technologies and designs PD plans to utilize in its redevelopment strategy. For example, environment friendly redevelopment plans could include: Leadership in Energy and Environmental Design (LEED) Certification, green building materials; green landscaping techniques such as using drought resistant plants; energy efficient designs, materials, appliances, machinery, etc.; renewable sources of energy, and/or recycling/reuse of old building materials such as brick or wood.

- J. Who will own the brownfields property when the Notice of Brownfields Property is filed with the register of deeds at the conclusion of the brownfields process? (If information is the same as 1.A. above, please indicate.)

Name Same as 1.A. above

Mailing Address

E-Mail Address

Phone No.

Fax No.

### III. OTHER REQUIRED INFORMATION

- A. **Brownfields Affidavit:** PD must provide its certification, in the form of a signed and notarized original of the unmodified model brownfields affidavit provided by NCBP, that it did not cause or contribute to contamination at the property and that it meets all other statutory eligibility requirements. *(Note: The form to use for this affidavit is attached to this application. An original hard copy of this affidavit must be filled out, signed, notarized and submitted with this application.)*

Is the required affidavit, as described above, included with this application?

Answer Signed and notarized Affidavit is attached with this application

- B. **Proposed Brownfields Agreement Form:** PD must provide the completed form Proposed Brownfields Agreement. *(Note: The form to use for this document is attached to this application. It must be filled out, initialed, and attached on your submittal.)*

Is the required Proposed Brownfields Agreement, as described above, included with this application?

Answer Yes, included.



- C. Location Map: PD must provide a copy of the relevant portion of the 1:24,000 scale U.S.G.S. topographic quadrangle map that shows the location of the property, clearly plotted, and that measures at least an 8 1/2 by 11 inches. *(Note: these maps can be purchased through the above link, or often through retail outdoor recreation stores that can print out the relevant map. Often environmental reports have location maps that use this type of map format as the base for its location map.)*  
Is the required location map included with this application?

Answer Yes, included.

- D. Survey Plat: PD must provide a preliminary survey plat of the brownfields property with the property boundaries clearly identified, and a metes and bounds legal description that matches the property description on the plat. At this stage of the brownfields process, one or more existing survey plats from a previous property conveyance will suffice. *(Before the brownfields project enters the public comment phase of the brownfields process, the PD will be required to submit a final brownfields survey plat which includes the information listed in the brownfields survey plat guidance.)*  
Is the required preliminary survey plat included with this application?

Answer Yes, included.

- E. Site Photographs: PD must provide at least one pre-redevelopment photograph of the property, in either hard copy or electronic format, that shows existing facilities and structures. **Please note that the NCBP prefers to have electronic photos instead of or in addition to hard copies. Electronic copies of photographs should be emailed to: Shirley.Liggins@ncdenr.gov with a clear indication as to which Brownfields Application they apply to.**  
Are photographs of the property included with this application?

Answer Yes, included.

Have electronic copies of the photographs been emailed to NCBP?

Answer Yes.

- F. Environmental Reports/Data: If it makes an affirmative eligibility determination, the NCBP will request that PD provide any and all existing environmental reports and data for the property on **CD only**. The brownfields process may be expedited if PD submits such reports/data with this application.  
Are any environmental reports/data being submitted with this application?

Answer Yes. Reports submitted with this application.

If environmental reports/data are being submitted with this application, please provide the title, date and author of each item being submitted:

UST Closure Report  
Salem Environmental  
March 25, 1997

Excavation and Landfarming Activities Subsequent to a UST Closure Report  
Salem Environmental  
September 12, 1997

Soil and Groundwater Assessment Report  
Geological Resources Inc.  
October 22, 2003

Phase I Environmental Site Assessment Report  
September 22, 2015  
ECS Carolinas, LLP

Soil & Groundwater Assessment Report  
November 4, 2015  
ECS Carolinas, LLP

Groundwater Assessment Report  
March 22, 2016  
ECS Carolinas, LLP

#### **IV. ADDITIONAL REQUIRED FORMS**

The following forms are to be filled out and submitted with the application including the Responsibility and Compliance Affidavit and the Proposed Brownfields Agreement. Submittal of the Affidavit requires signature and notarization, and the Proposed Brownfields Application requires an initial.



**NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY**

**NORTH CAROLINA BROWNFIELDS PROGRAM**

**IN THE MATTER OF: InSite Hickory - Highway 70 SE**

<b>UNDER THE AUTHORITY OF</b>	)	<b>AFFIDAVIT</b>
<b>NORTH CAROLINA GENERAL</b>	)	<b>RE: RESPONSIBILITY</b>
<b>STATUTES <math>\S</math> 130A-310.30, et. seq.</b>	)	<b>AND COMPLIANCE</b>

Hickory, NC (2115 US Hwy 70 SE) LLC, being duly sworn, hereby deposes and says:

1. I am <<Manager>> of Hickory, NC (2115 US Hwy 70 SE) LLC.
2. [if signatory is not President, add this paragraph: "I am fully authorized to make the declarations contained herein and to legally bind Hickory, NC (2115 US Hwy 70 SE) LLC."]
3. Hickory, NC (2115 US Hwy 70 SE) LLC is applying for a Brownfields Agreement with the North Carolina Department of Environmental Quality, pursuant to N.C.G.S.  $\S$  130A, Article 9, Part 5 (Brownfields Act), in relation to the following 371107792430 parcel(s) in Hickory, Catawba, County, North Carolina: 2115 US Highway 70 SE.
4. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that Hickory, NC (2115 US Hwy 70 SE) LLC, and any parent, subsidiary or other affiliate meets the eligibility requirements of N.C.G.S.  $\S$  130A-310.31(b)(10), in that it has a *bona fide*, demonstrable desire to develop or redevelop, and did not cause or contribute to the contamination at, the parcel(s) cited in the preceding paragraph.
5. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that Hickory, NC (2115 US Hwy 70 SE) LLC meets the eligibility requirement of N.C.G.S.  $\S$  130A-310.32(a)(1) in that it and any parent, subsidiary or other affiliate have substantially complied with:
  - a. the terms of any brownfields or similar agreement to which it or any parent, subsidiary or other affiliate has been a party;
  - b. the requirements applicable to any remediation in which it or any parent, subsidiary or other affiliate has previously engaged;
  - c. federal and state laws, regulations and rules for the protection of the environment.

Affiant further saith not.

Signature/Printed Name Robin Rash

Date 3/25/16

Sworn to and subscribed before me

this 25<sup>th</sup> day of March, 2016.

Jaclyn M. Liakomatis

Notary Public

My commission expires: \_\_\_\_\_



(SEAL)

# Preliminary Proposed Brownfields Agreement

## I. Property Facts

- a. Property Address(es): 2115 US Highway 70 SE, Hickory, NC 28602
- b. Property Seller: DRR Properties LLC, 5279 Wolfe Road, Hickory, NC 28601
- c. Property Buyer: Hickory, NC (2115 US Hwy 70 SE) LLC
- d. Brief Property Usage History: The property historically has had residential and commercial uses. The former Sealtest Dairy operated on-site for a period of years and the commercial building currently on site has been in use since approximately 1965. Petroleum USTs were formerly located on-site associated with commercial operations.
- e. The planned reuse will potentially involve the following use classification(s) (check all that apply):
- ☐ School/childcare/senior care
  - ☐ Residential
  - ☒ Commercial, retail (specify) Retail and restaurant
  - ☐ Other commercial (specify)
  - ☐ Office
  - ☐ Light industrial
  - ☐ Heavy industrial
  - ☐ Recreational
  - ☐ Open space
  - ☐ Other (specify)

## II. Contaminant Information

- a. The contaminant situation at the property is best described by the following (check all that apply):
- ☒ Contaminants are from an on-property source(s)
  - ☒ Contaminants are from an off-property source(s)
  - ☐ Contaminants are from an unknown source(s)
  - ☐ Contaminants have not yet been documented on the property



b. Contaminated Media Table. (If known, check appropriate boxes below)

Contaminant Types		Soil		Groundwater and/or Surface Water		Private Wells		Vapor Intrusion	
		known	Suspected	known	Suspected	known	suspected	known	suspected
o r g a n i c s	Chlorinated Solvents (list):			PCE 1.83 to 2.2 ppb					
	Petroleum: ASTs <input type="checkbox"/> USTs <input type="checkbox"/> Other <input type="checkbox"/>								
	Other (list):								
i n o r g a n i c s	Metals (list):	CR 26.8 to 54.2 ppm  Pb 34.9 to 18.9 ppm Cr+6 <6.5 ppm		CR 0.152 to 0.416 ppm  Pb 0.0179 to 0.0472 ppm					
	Other (list):								

### III. Protective Measures

I am prepared to take steps necessary to make the property suitable for its planned uses while fully protecting public health and the environment. I propose that NCBP consider a brownfields agreement that will make the property suitable for the planned use(s) through the following mechanism(s) (check all that apply):

- ☐ Contaminant remediation to risk-based levels.
- ☐ Engineered Controls (e.g., low permeability caps, vapor mitigation systems, etc)
- ☒ Land use restrictions that run with the land that will restrict or prohibit uses that are unacceptable from a risk assessment/management perspective. (*Important Note: In any final brownfields agreement generated by the NCBP, land use restrictions will ultimately come with the continuing obligation to submit an annual certification that the Land Use Restrictions are being complied with and remain recorded at the applicable register of deeds office.*)

#### IV. Fees

In connection with a brownfields agreement, the Act requires that the developer pay fees to offset the cost to the Department of Environmental Quality and the Department of Justice. In satisfaction of the Act, the following fees apply to a brownfields agreement that is developed for this project under the standard program, subject to negotiation of the brownfields agreement:

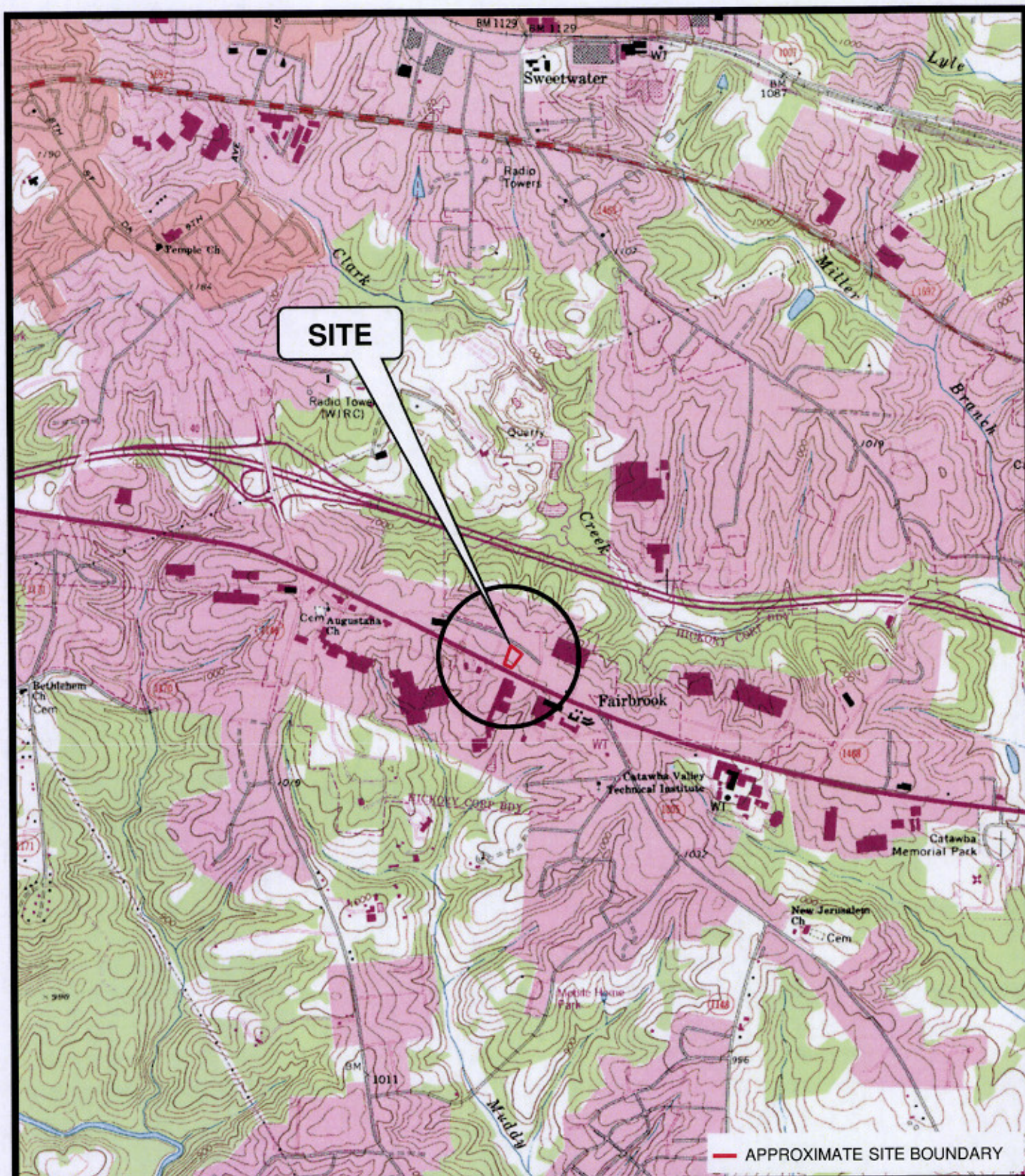
- a. A \$2,000 initial fee will be due from the applicant PD when **both** of the following occur:
  - 1) NCBP receives this application, the affidavit and proposed brownfields agreement, AND
  - 2) NCBP notifies the applicant in writing that the applicant PD and the project are eligible for participation in the NCBP and continued negotiation of a brownfields agreement.
- b. A second fee of \$6,000 will be due from the PD prior to execution of the brownfields agreement. Should the prospective developer choose to negotiate changes to the agreement that necessitate evaluation by the Department of Justice, additional fees shall apply.
- c. Any addendum/modifications to the BFA or NBP after they are in effect will result in an additional fee of at least \$1,000.
- d. In the unexpected event that the environmental conditions at the property are unusually complex, such that NCBP's costs will clearly exceed the above amounts, NCBP and PD will negotiate additional fees.
- e. Additional fees are charged for the Ready for Reuse and Redevelopment Now programs.

☒ RR Please check this box and initial in space provided to indicate your acknowledgement of the standard brownfields fee structure.

☒ RR Please check this box and initial in space provided to indicate your interest in the Ready for Reuse or the Redevelopment Now programs, and your acknowledgement of the alternate fee structure as outlined in the Ready for Reuse or the Redevelopment Now Fee Consent Document (under separate cover).

Date of Submittal: 9 MARCH 28, 2016





**SOURCE:**

USGS TOPOGRAPHIC MAP  
HICKORY, NORTH CAROLINA  
QUADRANGLE, DATED 1993

— = 2,000'



**FIGURE 1**

**SITE LOCATION MAP**  
APPROXIMATE 1.45 ACRE  
COMMERCIAL/RESIDENTIAL SITE  
2115 HIGHWAY 70 SE  
HICKORY, CATAWBA COUNTY, NC  
ECS PROJECT NO. 09-26039





**LEGEND**

- 1. VACANT BUILDING
- 2. STARTOWN PLAZA
- 3. VACANT BUILDING
- 4. CLASSIC TOUCH AUTO WASH
- 5. BB&T
- 6. SHOPPING CENTER
- 7. CHILI'S RESTAURANT
- 8. PDQ HICKORY
- 9. VALLEY CROSSING SHOPPING CENTER
- 10. APPLEBEE'S
- 11. HICKORY FURNITURE MART

(A) CURRENT/FORMER AUTO REPAIR BUSINESS

— APPROXIMATE SITE BOUNDARY

**SOURCE:**

CATAWBA COUNTY GIS WEBSITE  
AERIAL PHOTOGRAPH, DATED 2014

— = 200'



**FIGURE 2**

**SITE MAP**

APPROXIMATE 1.45 ACRE  
COMMERCIAL/RESIDENTIAL SITE  
2115 HIGHWAY 70 SE  
HICKORY, CATAWBA COUNTY, NC  
ECS PROJECT NO. 09-26039



